

2024 APR 22 P 4: 15

SCHEDULE OF CONTENT

April 22, 2024

for

MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT

at

5-7 Belknap Street in Arlington, Massachusetts

Project Address: 5-7 Belknap Street

Owner: Michael J. Collins

Content:

1. Application Cover Sheet with Project Overview
2. Dimensional and Parking Information Form
3. Impact Statement
 - a. Special Permit Criteria – N/A (MBTA Communities Act as of right procedure description)
 - b. Environmental Design Review
 - c. LEED checklist/substantial building narrative
 - d. Summary of neighborhood outreach
4. Drawings and photographs of existing conditions
 - a. Existing conditions plot plan
 - b. Existing conditions photographs
5. Site plan of proposal (including vehicle and bicycle parking)
6. Drawings and Renderings of proposed structure
 - a. Schematic floor plans (cellar, 1st floor, 2nd floor, 3rd floor)
 - b. Schematic roof plans
 - c. Elevations/Renderings
 - d. Contextual perspective/drawing showing proposed project within surroundings
 - e. Materials Sheet with graphic information showing materials and color samples
7. Sustainable Building and Site elements
 - a. Solar energy systems assessment
 - b. LEED checklist/substantial building narrative (included in Impact Statement – Item #3)

Application for Special Permit Under Environmental Design Review

8. Proposed landscaping plan (including plant list and lighting information)
9. Stormwater management plan (see description included in Impact Statement)
10. Application fee

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 5-7 Belknap Street, Arlington, MA 02474
Assessors Block Plan, Block, Lot No. Map 8, Block 1, Parcel 1, 8-1-10 Zoning District R2
2. Deed recorded in the Registry of deeds, Book 82660, Page 456
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)
Residential, two family house with detached two car garage
4. Proposed Use of Property (include # of dwelling units, if any)
Residential, two townhouse buildings (four units)
as per MBTA Communities Act Bylaw Neighborhood Multi-Family Overlay District

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Michael J. Collins
Organization 5-7 Belknap Street, LLC
Address 8 Overlook Road Stoneham, MA 02180
Street City, State, Zip
Phone 781-258-3447 Email buildcollins@gmail.com
2. **Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
3. **Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Michael J. Collins Title Manager
Organization 5-7 Belknap Street, LLC Phone 781-258-3447
Address 8 Overlook Road Stoneham, MA 02180
Street City, State, Zip
Phone _____ Email buildcollins@gmail.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Brigitte Steines Title Architect
Organization InkStone Architects, LLC Phone 650-814-8542
Address 18 Main Street, #3B Concord, MA 01742
Street City, State, Zip
Phone _____ Email brigitte@inkstonearchitects.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

| | |
|------------|--|
| | <u>Site Plan Review</u> |
| | <u>Multi-Family Housing Overlay District</u> |
| | <u>5.9</u> |
| | <u>5.9</u> |
| section(s) | title(s) |

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

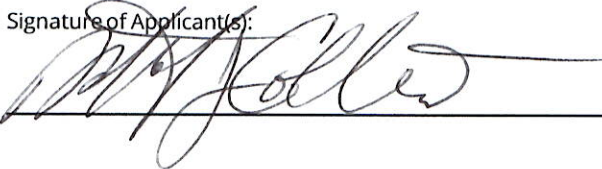
| | |
|------------|-------------|
| | <u>None</u> |
| | <u>None</u> |
| | <u>None</u> |
| section(s) | title(s) |

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that 5-7 Belknap Street, LLC is the owner ☒ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 5-7 Belknap Street which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



8 Overlook Road, Stoneham, MA 02180

Address

781-258-3447

Phone

PROJECT DESCRIPTION (ITEM #7 OF COVER SHEET)
for
MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT
at
5-7 Belknap Street in Arlington, Massachusetts

April 22, 2024

The proposed project at 5-7 Belknap Street consists of removing two existing structures; a two-family dwelling and a two-car detached garage, and replacing them with a four (4) unit multi-family housing project comprised of two buildings, each containing two units. The existing two structures occupy a footprint of 1,937 square feet; the proposed two buildings occupy a footprint of 2,480 square feet. This is a footprint increase of only 28%. An accessory shed for the storage of four (4) bicycles will be centrally located in the entry courtyard between the two buildings. Four parking spaces are provided; two (2) full size spaces and two (2) compact spaces. Electric vehicle chargers for each unit are also provided.

The current house is structurally compromised; the center load bearing columns have substandard foundations which has led to sagging of the main girder and with that the floor is off plane by 2". In addition, most windows are single glazed and do not comply with today's standards. The house is only partially insulated with sub-standard material and subsequently sub-standard R value. The mechanical, plumbing and electrical systems do not meet today's standards for energy efficiency. Importantly, the existing oil tank will be removed, and the existing natural gas connection will be permanently disconnected.

The (4) bedroom and (3 ½) bath units will be conveniently located to the Minuteman Bikeway, MBTA Bus stop, East Arlington Village shops, and to recreational opportunities such as Spy Pond and Spy Pond Park . The 2,214 square feet of living area per unit will be attractive to every demographic and allow the future owners to live close to amenities and work without needing a car on a daily basis.

5-7 Belknap Street is within walking distance to the MBTA bus stop along Massachusetts Avenue, the Minuteman Commuter Bikeway, and the Alewife train station, promoting multimodal transportation and potentially reducing vehicular traffic and emissions. On-site bicycle storage and electric vehicle parking will help further promote efficient modes of transportation and reduce the carbon footprint.

The use is allowed as of right pursuant to Section 5.9 of the Town of Arlington Zoning Bylaws (the "Bylaw"), as the project is in the Neighborhood Multi-Family (NMF) Overlay District and thus, no zoning relief is required.

The proposed development complies with the developments standards of Section 5.9.4 and the Bylaw.

The proposed energy efficient project will replace the non-compliant structures with buildings that align with today's stringent specialized stretch energy code requirements. The existing fossil fuel energy sources, natural gas and oil, will be permanently disconnected and replaced with infrastructure that follows Arlington's Fossil Fuel Free Bylaw (taking effect in May 2024). The units will be heated and cooled by efficient air source heat pumps and will be solar ready. Per the HERS rater's estimated calculation, we will achieve a HERS rating of 45 or under.

Special care has been taken to install more pervious surfaces than existing and create a thoughtful landscape which highlights indigenous plant species. Best practices for stormwater management will be employed.

The proposed building materials are selected under sustainable criteria for components, recycling, and durability. Ample natural daylight will add to creating healthy and comfortable homes for its future residents.

DIMENSIONAL AND PARKING INFORMATION

 Property Location: 5-7 Belknap Street

 Zoning District: R2

 Applicant: Michael J. Collins

 Address: 8 Overlook Road, Stoneham, MA 02180

 Present Use/Occupancy: No. of Dwelling Units:
Residential, two family house with detached two car garage

 Uses and their gross square feet:
Residential (4,020 sf) (approx.)

 Proposed Use/Occupancy: No. of Dwelling Units:
Residential, two townhouse buildings (four units)

 Uses and their gross square feet:
Residential (9,540 sf)

| | Present Conditions | Proposed Conditions | Min. or Max. Req'd by Zoning for Proposed Use |
|---|--------------------|---------------------|---|
| Lot Size | 6,960 sf | 6,960 sf | min. N/A |
| Frontage | | | min. N/A |
| Floor Area Ratio ¹ | | | max. N/A |
| Lot Coverage (%), where applicable | | | max. N/A |
| Lot Area per Dwelling Unit (sf) | | | min. N/A |
| Front Yard Depth (feet) | 17'-7" | 15'-0" | min. 15'-0" |
| Side Yard Width (feet) right side | 20'-7" | 19'-8" | min. 20' Combined |
| left side | 10'-5" | 5'-4" | min. 20' Combined |
| Rear Yard Depth (feet) | 45'-1" | 20'-0" | min. 20'-0" |
| Height stories | 2.5 | 3 | stories ² 3 |
| feet | 34'-4" | 34'-6" | Feet 35'-0" |
| Open Space (% of G.F.A.) ³ | | | min. N/A |
| Landscaped (sf) | | | (sf) N/A |
| Usable (sf) | | | (sf) N/A |
| Parking Spaces (#) ⁴ | | 4 | min. N/A |
| Parking Area Setbacks (feet) (where applicable) | | | min. N/A |
| Loading Spaces (#) | | | min. N/A |
| Bicycle Parking ⁵ short term | | | min. N/A |
| long term | | 4 | min. N/A |

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

IMPACT STATEMENT

April 22, 2024

for

MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT

at

5-7 Belknap Street in Arlington, Massachusetts

Special Permit Criteria

The use requested under the MBTA Communities Act has been adopted by the Town of Arlington permitting multi-family housing “as of right”. Through this act, as of right is defined as a development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

The Act also states the following:

“the new development will be subject to ‘site plan review’, which authorizes the Redevelopment Board to make sure the development is consistent with environmental design review standards and guidelines.”

Please see below for responses to the environmental design review criteria as required by the Redevelopment Board.

Environmental Design Review Criteria

1. Preservation of Landscape

a. Existing landscaping is being upgraded to include native plantings with consideration to the quality of the site, privacy, and ease of maintenance. Permeable surfaces have been added where possible including at the front/back patios, yards, and parking aisle/spaces as shown on the landscape plan. Impervious surfaces have been minimized and no significant grade changes are proposed.

2. Relation of Buildings to the Environment

a. The scale and massing of the proposed buildings integrate well in the neighborhood, as they are of similar size to the neighboring structures. Their residential use is the same as the surrounding neighborhood in the R district. The abutting property to the right contains a three-story brick multi-unit building; the abutting property to the left contains two, 2-½ story single family dwelling buildings. The neighborhood is a mix of two (2) unit, four (4) unit, six (6) unit, and eight (8) unit residential dwellings.

b. Exterior facade finishes and colors are similar to the siding materials used on other buildings on the street.

c. Throughout the day, the sun moves from the right side of the property in the morning (east), to the front in the afternoon (south), then to the left side of the property in the evening (west). This will result in a majority of the shadows to fall behind the structures

into the back yard for most of the day when the sun is at its highest. The shadows that do fall onto the neighboring properties will be similar to the shadows currently cast from the existing building.

3. Open Space

- a. Section 5.9 of the Town of Arlington Zoning Bylaw does not require any minimum landscaped open space or usable open space, however landscaped and usable open space will be provided in the front, back, between, and to the side of each unit. A usable roof deck is proposed for each unit. The footprint of the existing structure is 1,937 square feet; the footprint of the new structures is 2,480 square feet.
- b. The front porches and front yards of unit 5a and 7a, which function as outdoor space, are designed to face the street and also encourage interaction with the neighbors. The main entrances from the courtyard will also encourage social interaction.
- c. The proposed vegetation will enhance the curb view and provide some privacy for the residence.

4. Circulation

- a. Access onto the property via vehicle, bike, or foot is by the existing driveway directly off of Belknap Street. From the driveway, residents turn into an entry courtyard between the two structures where the main entry doors are located.
- b. The current driveway layout will remain at 18'-6" wide. The entry courtyard between the two structures is 10' to 13' feet wide and will be the primary access into the units. A secondary access point to each unit (7b having easement rights over 5b) will be from a porch accessed through a front or back yard walkway from the driveway.
- c. Parking space for four vehicles is provided (2 full size and 2 compact spaces).
- d. The Fire Department was in favor after first review of the proposed driveway layout subject to installation of an address sign at the street indicating the rear units.
- e. Bicycle parking is provided between the units at the end of the entry courtyard space.

5. Surface Water Drainage

- a. Special attention will be given to proper site surface drainage and stormwater management both during construction and post development.
- b. The applicant will comply with Arlington's stormwater management bylaw, and is in process of developing a pre and post development stormwater analysis and will work with the Arlington Town Engineer to develop a compliant stormwater management plan.
- c. The proposed plan results in a reduction in impervious area of approximately 500 square feet.

6. Stormwater Management Operations and Management (if required)

- a. An Operations and Management Plan for the Stormwater Management System will be submitted for approval to the Town Engineer.
- b. Once approved, the Operations and Management Plan will be recorded with the Registry of Deeds.
- c. Inspection and the maintenance of the stormwater system as required will be funded by monthly condo unit fees.

7. Utilities

- a. All utilities will be installed underground.
- b. Water and sewer locations are shown on the site plan.

8. Advertising Features

- a. A temporary marketing sign is planned for the proposed development and will comply with the Town of Arlington sign regulations.
- b. An address sign for the rear building will be installed as requested by the Fire Department complying with the Town of Arlington sign regulations.

9. Special Features

- a. An accessory shed for the storage of (4) bicycles will be centrally located in the entry courtyard between the two buildings.
- b. A vegetated strip, as required, will be provided between the driveway and the abutting property.

10. Safety

- a. Units are designed with safety in mind, including access and egress.
- b. The exterior open spaces are visible to neighbors who would have sight lines to potential areas of criminal activity or personal injury.
- c. The building façade along the driveway side will not contain protrusions so as to allow adequate emergency access along the side of the units and for proximity to the entry courtyard for quick access within the building in the event of an emergency.
- d. Appropriate dark sky lighting will provide adequate lighting for residents and pedestrians.

11. Heritage

- a. No disruption or removal of historic structures are planned.

12. Microclimate

- a. Equipment installed on site includes 8 condensers emitting 56 decibels each (similar to a residential refrigerator) and will be located on the roofs.
- b. The proposed plan will not have a negative impact on the microclimate. The total impervious surfaces will be less than existing conditions, with new pervious materials planned for the yards, courtyard, and parking areas. New indigenous plantings and landscaping will be provided as shown on the landscape plan.

13. Sustainable Building and Site Design Narrative & LEED Checklist/Outline

The nature of multi-family zoning requirements as outlined within the MBTA Communities Act is inherently sustainable when compared to new construction projects or other one-for-one redevelopment practices. Replacing a two-family dwelling building with this four (4) unit multi-family development on the existing site is more efficient and environmentally responsible than developing a new site farther away from existing transit & community infrastructure.

This community-driven project follows the MBTA Communities Act principle of increasing residential density within a larger metropolitan area that will help alleviate strains within the housing market caused by a shortage of housing stock.

We are fortunate that the provisions of the MBTA Communities Act go hand-in-hand with many principles of efficient, sustainable design on multiple scales, including the individual lot of the site/building, the overall fabric of the surrounding neighborhood/community, and the greater need for housing supply and economic growth at the state level.

The proposed development will be constructed in accordance with the specialized Stretch Energy Code and Arlington's new Fossil Fuel Free Bylaw.

The following LEED considerations respond to the outlines provided on the U.S. Green Building Council (USGBC) website (<https://www.usgbc.org/leed-tools/scorecard>):

a. Location and Transportation

The project will redevelop an existing lot with existing ties into the community, taking advantage of existing utilities and infrastructure so as not to disrupt any additional natural or wildlife habitats. It is within walking distance to MBTA bus stops (4 minutes) along Massachusetts Avenue, the Minuteman Commuter Bikeway/Path, and the Alewife train station, promoting multimodal transportation and potentially reducing vehicular traffic/emissions. A bicycle storage shed is planned to be provided on the property. Each of the four driveway parking spots will be outfitted for electric vehicle chargers.

b. Sustainable Sites

The existing site will be reused with small changes to the overall layout of hardscape and building footprint. No surrounding natural areas will be altered. Each structure will contain landscaped/open space on three sides (with the existing driveway on the fourth). The natural hydrology and water balance of the site will remain similar to existing. Any heat island effect that may increase (if at all) due to the new structure will potentially be offset by improved landscaping, including new pervious groundcover and a new vegetative screening strip on the side of the existing driveway. Another offset may be considered by the potential installation of solar panels on the roof. Any exterior lighting used will not have a large spread outward or upward to minimize light pollution.

c. Water Efficiency

No exterior irrigation systems will be installed. Interior fixtures/fitting shall meet baseline stretch-code requirements for water consumption. Appliances shall be Energy Star or performance equivalent. Where possible, the units shall optimize process water use to be used for mechanical processes.

d. Energy and Atmosphere

The buildings and site will be constructed with energy efficient materials and methods in mind. The potential for renewable energy is planned for by designing the units to be solar ready. See attached layout by solar company. There will be no natural gas hookup (existing will be removed) as the units and components within will be powered by electric supply which has the potential to be sourced externally by fossil-fuel free renewable resources, or if the owner wishes in part by solar panels on the roof.

The applicant/owner may consider building-level energy metering and reporting to minimize energy consumption. The applicant/owner may consider guidelines for no/low impact refrigerants and a refrigerant management plan.

e. Materials and Resources

Space for recyclable material collection/bins will be available in or near the exterior entry courtyard, hidden from street view. The life-cycle information for products, materials, and their ingredients used to construct the units will be reviewed and the selection of such items will be informed by the environmental, economical, and social considerations of LEED guidelines. Building materials will be locally sourced (within a 100 mile radius) whenever possible or financially feasible. The owner/builder will take into consideration and minimize waste during demolition and construction, and will use recycled materials wherever possible.

f. Indoor Environmental Quality

Natural ventilation will be provided through operable windows, and mechanical ventilation will be provided where required. CO2 detectors shall also be installed on each floor where required. The selection of interior building materials and finishes will be informed by low-emitting criteria and VOC emissions evaluation criteria. The design of the building envelope and the mechanical systems within will intend to achieve thermal

comfort throughout while not being inefficiently laid out or constructed. There will be one energy recovery ventilator (ERV) per unit. See HERS rating letter for targeted R-values. Interior lighting will be designed to prioritize occupant comfort, and energy efficient fixtures will be installed. Glazing in each occupiable space on each floor will allow natural daylighting to be utilized, minimizing the usage of interior light fixtures, and will offer occupants views/visual connections to the natural outdoor environment. The double wall between units is designed to reduce noise and vibration transmission from one tenant to the other.

g. Regional Priority

As described above in the narrative to this section, this project is in part the result of the MBTA Communities Act, which helps to improve the socio-economic impact of the built environment on its immediate neighborhood along with the surrounding area at large. It does so in a way that is more efficient and environmentally responsible than other solutions to the challenges that face the housing landscape today.

Summary of neighborhood outreach

A public outreach meeting will be held on Monday, 4/29/2024, from 6:00pm - 7:30pm on site. The builder, architect, and broker will be in attendance to present the proposed project to members of the neighborhood and will be available for questions after the presentation.

Notice of the public outreach meeting has been mailed to the abutters within 300' of locus.